

Amador County Economic Forecast

A scenic area known for its Gold Rush beginnings, Amador County also thrived during the deep-rock mining era of the early 1900s. Today, Amador County is emerging as a premium wine growing region and as a popular tourist destination.

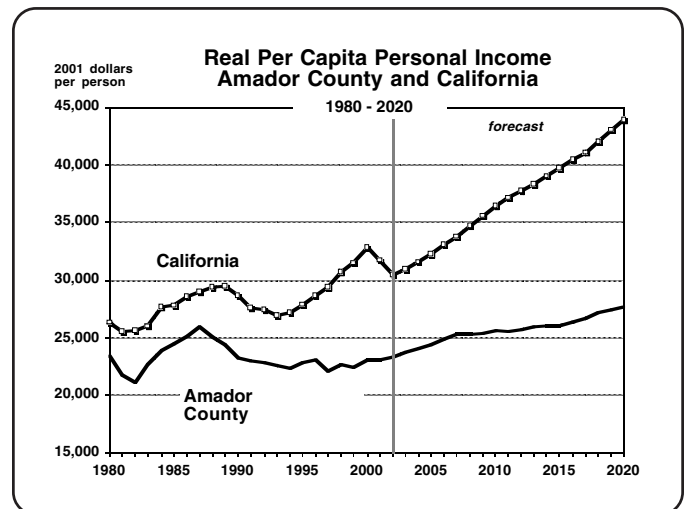
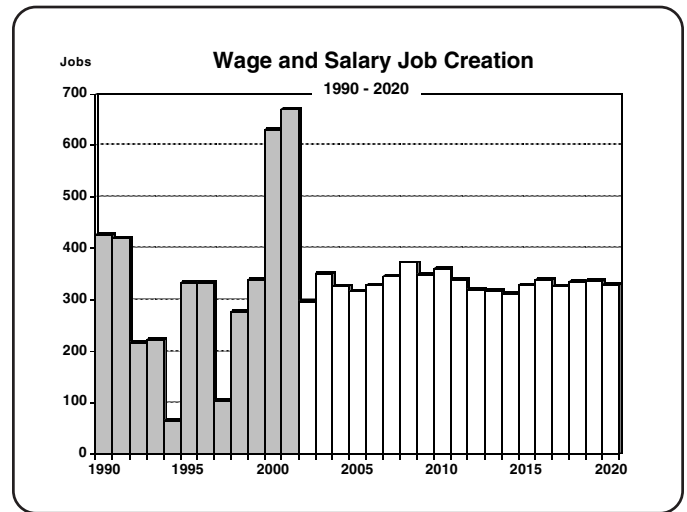
The 2000 Census data records Amador County's population at 35,100, an increase over 1990 Census data of 5,000 new residents, or almost 17 percent. Within the county, the largest cities are Ione, Jackson, and Sutter Creek.

The county's annual average unemployment rate for 2001 was 3.9 percent, which was significantly lower than the state's unemployment rate of 5.2 percent for the same year. Amador County's annual average unemployment rate has steadily declined since 1996.

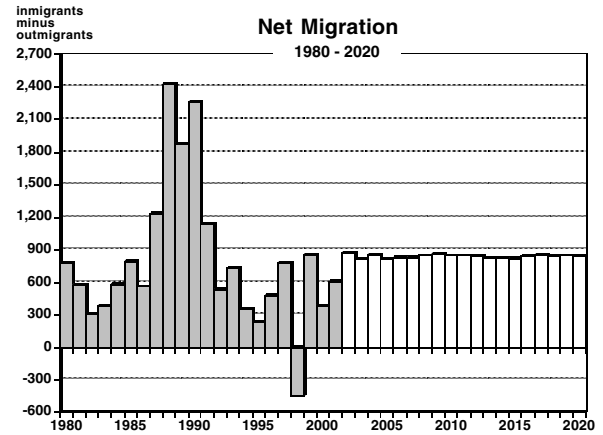
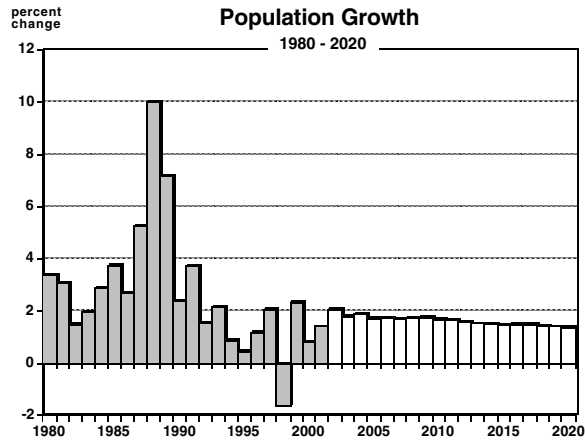
According to the 2001 annual average employment statistics, government, services, and retail trade are the largest industries in Amador County. Government accounts for a little over 34 percent of the county's total employment with a majority of the jobs in local government. Services provide 23 percent of the total employment; within services, the other services component is the largest employer. Retail trade accounts for 20 percent of Amador's employment. The fastest growing sector over the next 10 years will likely be services, followed by the public sector and retail trade.

Forecast Highlights

- Non-farm employment growth averages 2.7 percent per year between 2002 and 2007. Employment in farming declines a scant 0.2 percent per year over the same time period.
- The government sector is forecast to add nearly 1,000 new jobs over the next 5 years. Services will contribute nearly 700 new positions, and retail trade is forecast to increase by 225 new jobs.
- Population growth accelerates from the average per year rate of 1.0 percent between 1995 and 2000, to 1.8 percent per year between 2002 and 2007. The forecast calls for an increase in net migration, due to the expansion of the business economy in manufacturing and government. The number of births also increases as the 20 to 29 year old age cohort increases steadily.



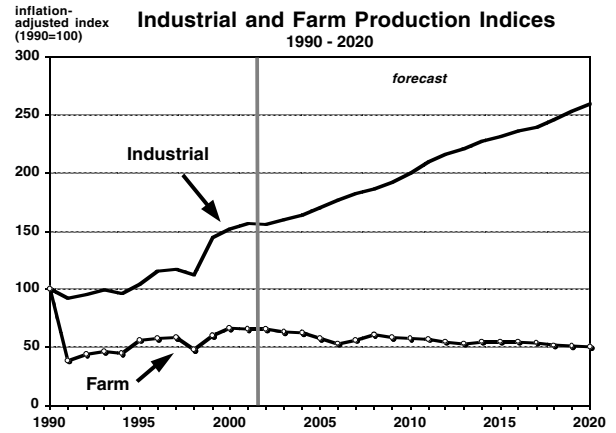
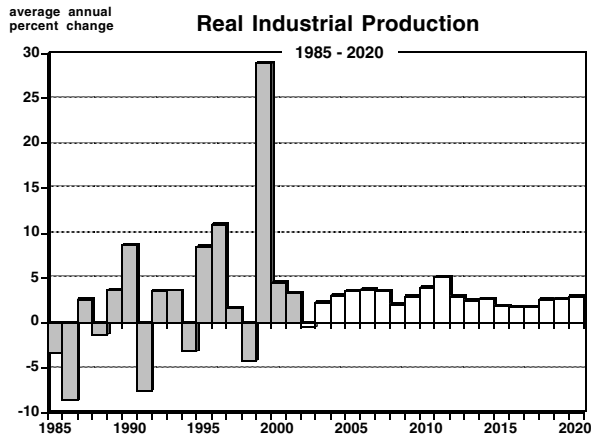
- Real per capita income is projected to increase 1.6 percent per year over the next 5 years. The older age populations in the County and the expansion of the business economy contribute to stronger income growth during the decade.
- An average of 250 new residential units are forecast per year over the next 5 years. This rate of building is not enough to keep housing densities from rising over the forecast period.



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1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (millions)
1995	33,700	234	39.3	11.7	186	\$178.9	\$614.0	\$22,857	\$16.0	\$216.8
1996	34,100	473	40.7	11.9	140	\$187.8	\$641.4	\$23,065	\$16.9	\$240.5
1997	34,800	774	38.8	12.0	118	\$202.4	\$646.7	\$22,034	\$17.9	\$244.6
1998	34,250	-452	40.8	12.1	157	\$209.6	\$677.1	\$22,685	\$15.1	\$234.4
1999	35,050	854	42.5	12.2	256	\$234.2	\$714.3	\$22,436	\$19.6	\$302.1
2000	35,350	381	45.2	12.7	274	\$266.1	\$775.1	\$23,094	\$22.7	\$315.5
2001	35,850	608	47.2	12.9	238	\$262.3	\$829.0	\$23,125	\$23.6	\$325.9
2002	36,584	873	49.1	12.9	233	\$272.5	\$884.5	\$23,289	\$24.5	\$324.5
2003	37,249	808	50.7	13.1	246	\$283.0	\$941.4	\$23,692	\$24.4	\$332.0
2004	37,956	852	52.2	13.3	239	\$294.8	\$998.7	\$24,018	\$24.6	\$342.0
2005	38,620	808	53.6	13.4	244	\$307.4	\$1,062.5	\$24,432	\$23.5	\$354.2
2006	39,297	820	54.8	13.7	244	\$320.2	\$1,131.1	\$24,875	\$22.2	\$367.4
2007	39,973	819	55.8	13.9	248	\$332.4	\$1,199.3	\$25,261	\$24.1	\$380.4
2008	40,679	846	56.7	14.1	251	\$345.0	\$1,252.0	\$25,250	\$26.7	\$388.4
2009	41,400	859	57.4	14.3	248	\$357.8	\$1,314.9	\$25,390	\$26.5	\$399.8
2010	42,109	847	58.0	14.5	248	\$371.2	\$1,384.8	\$25,572	\$26.9	\$415.6
2011	42,820	850	58.4	14.7	244	\$384.0	\$1,446.7	\$25,541	\$27.2	\$436.6
2012	43,511	832	58.5	15.0	241	\$396.7	\$1,522.9	\$25,713	\$27.0	\$449.5
2013	44,182	815	58.4	15.2	241	\$409.7	\$1,602.3	\$25,879	\$27.0	\$460.7
2014	44,849	815	58.3	15.4	239	\$422.4	\$1,685.4	\$26,087	\$28.2	\$473.1
2015	45,512	814	58.2	15.6	243	\$436.2	\$1,759.0	\$26,112	\$29.2	\$482.3
2016	46,193	837	58.1	15.8	245	\$451.1	\$1,858.0	\$26,424	\$30.2	\$490.9
2017	46,884	851	58.0	16.0	243	\$466.6	\$1,961.4	\$26,694	\$30.6	\$499.7
2018	47,557	838	57.9	16.2	242	\$482.7	\$2,081.0	\$27,147	\$30.1	\$512.8
2019	48,224	840	57.7	16.5	241	\$498.9	\$2,186.9	\$27,377	\$30.2	\$526.5
2020	48,879	837	57.5	16.7	240	\$515.5	\$2,296.6	\$27,631	\$30.5	\$541.9



Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation, Utilities	Wholesale, Retail Trade	Finance, Real Estate	Services	Government
-----employment (jobs)-----								
9,546	212	279	1,112	431	2,280	332	2,086	2,815
9,881	254	307	1,162	428	2,294	355	2,119	2,961
9,986	255	316	1,037	417	2,383	330	2,177	3,072
10,262	238	353	873	423	2,443	330	2,078	3,523
10,602	234	410	864	422	2,381	356	2,321	3,614
11,232	254	406	867	415	2,457	358	2,619	3,857
11,903	332	433	880	415	2,523	347	2,668	4,306
12,201	339	424	884	415	2,563	368	2,749	4,459
12,552	338	433	896	417	2,601	386	2,841	4,640
12,880	340	442	897	420	2,639	400	2,950	4,793
13,196	331	446	904	423	2,675	411	3,072	4,934
13,525	320	454	913	428	2,712	420	3,205	5,073
13,871	336	458	915	433	2,747	428	3,345	5,210
14,244	357	461	925	439	2,780	434	3,483	5,365
14,595	355	463	926	445	2,812	439	3,626	5,527
14,955	358	465	937	452	2,843	442	3,773	5,685
15,295	361	467	948	459	2,870	445	3,920	5,826
15,616	359	467	958	466	2,894	446	4,059	5,965
15,935	359	468	968	473	2,915	447	4,189	6,116
16,245	369	470	979	479	2,933	447	4,310	6,259
16,574	378	471	990	484	2,950	448	4,430	6,422
16,913	385	474	1,001	490	2,967	449	4,552	6,595
17,241	389	476	1,013	496	2,983	450	4,677	6,758
17,577	385	478	1,025	502	2,999	450	4,808	6,929
17,915	386	480	1,038	510	3,014	450	4,939	7,099
18,246	388	481	1,049	517	3,031	450	5,068	7,263

